Quince Cottage, Llysworney

Llysworney, CF71 7NQ

Price £899,950

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An excellent opportunity to purchase this unique and impressive, five-bedroom, detached property, situated in the heart of the popular village of Llysworney, set back from the road via an attractive hedging and a detached double garage. The accommodation, briefly comprises; entrance hall, living room, utility, WC, sitting room and a wonderful kitchen/dining/family room. Stairs leading up to a gallery landing with five good sized bedrooms, two with en suites and a family bathroom all to the first floor. There are pretty gardens wrapping around the property and plenty of off road parking to the front.

Llysworney itself is an attractive village with close proximity of Cowbridge, centred around an attractive Church and a pretty village pond. Llysworney in itself has been the holder of 'The Best Kept Village' award and comprises a mixture of character houses and cottages together with some quality modern houses. Primary schooling is available in the nearby village of Colwinston, with a free bus pick up from the centre of the village to both Colwinston Primary School and Cowbridge Comprehensive School, both of which have an excellent reputation and are extremely accessible. The market town of Cowbridge is a short distance along a safe walkable route and offers plenty of amenities, whilst Llysworney is in close proximity to the A48 and it's road links to both Cardiff to the East and Bridgend/Swansea to the West.

- Spacious Detached Property
- Five Good Sized Bedrooms
- WC & Utility to Ground Floor
- Cowbridge Comprehensive School Catchment
- Set in the Heart of the Popular Village
- Open Plan Kitchen/Dining/Family Room
- Detached Double Garage
- EPC: D

Accommodation

Ground Floor

Entrance Hall 10'11 x 20'1 (3.33m x 6.12m)

The property is entered via a double ledged and braced front door. Inset double glazed vision panel. Further natural light via two fixed pane double glazed wooden windows overlooking front forecourt. Open entrance vestibule. Quarter turn staircase with oak handrail and spindles leading up to first floor landing. Skimmed walls and ceiling. Attractive gallery landing. Brushed limestone tiled flooring. Radiator. Double doors open into good sized storage cupboard for shoes and cloaks. Further single storage cupboard for shoes and cloaks. Communicating doors to all first floor rooms.

Utility 13' x 13' (3.96m x 3.96m)

Good sized utility/boot room. Wooden pedestrian door to rear with inset glazed vision panel and UPVC double glazed window to rear elevation. Plenty of space for washing machine and tumble dryer. Oak laid worksurface with inset China Belfast sink and chrome swan neck mixer tap. Skimmed walls and ceiling. Inset LED spotlighting. Matching limestone tiled flooring. Inset storage housing hot water cylinder and oil fired central heating boiler. Door opens through to WC.

WC 8'3 x 3'9 (2.51m x 1.14m)

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin with chrome mixer tap and underset white gloss vanity unit and terrazzo tiled splashback. Skimmed walls and ceiling. Matching tiled flooring. Radiator.

Living Room 16'9 x 19'4 (5.11m x 5.89m)

Attractive reception space with UPVC double glazed window to front elevation overlooking the pretty courtyard. Skimmed walls and ceiling. Drop down pendant light fitting. Herringbone wood block flooring. Radiator.

Kitchen/Dining/Family Room

Hugely attractive heart of the home open plan kitchen/dining/family room. The kitchen comprises a bespoke handmade Adam Elliott fitted kitchen in a two tone pastel palette. Features to include: an integrated double larder unit behind a double shaker-style door. Inset oak laid shelving, cupboards and plenty of space for storage. Inset Frankie composite sink with chrome swan neck mixer tap and separate water filter system. Integrated Kenwood dishwasher behind matching decor panel. Integrated waste disposal system. Integrated American style fridge/freezer behind matching decor panel. Two electric Smeg fan ovens with underset warming trays in a brushed chrome finish set either side of an inset pelmet. Smeg induction hob. Overhead chimney extractor. Quartz worktops with matching upstands. The island benefits from a further sink with chrome mixer tap. Overhang for breakfast bar seating. Plenty of storage space. Drop down pendant light fittings. Open plan feel to dining room that wraps around to open plan snug area. Six door run of double UPVC double glazed bi-folding doors. Inset electric blinds. Skimmed walls and ceiling. Polish limestone flooring. Semi open plan to living room. Snug offers a five door run of UPVC double glazed bi-folding doors opening out to flagstone laid paved terrace. Inset blinds. Skimmed walls and ceiling. Matching tiled flooring. Inset drop down pendant light fitting. Doorway opening through into hallway.

Sitting Room 19'3 x 13'8 (5.87m x 4.17m)

An attractive double fronted chimney breast with inset log burning stove. UPVC double glazed window to front elevation overlooking the pretty courtyard. UPVC composite patio doors opening out onto side terrace. Skimmed walls and ceiling. Fitted carpet. Radiator.

First Floor

Landing

Accessed via carpet staircase to first floor landing. Attractive gallery. Range of UPVC double glazed windows. Skimmed walls and ceiling. Fitted carpet. Radiator. Communicating doors to all first floor rooms.

Master Suite Bedroom One 12'10 x 12'3 (3.91m x 3.73m)

An excellent sized double bedroom. UPVC double glazed window to front elevation overlooking the pretty gardens beyond. Skimmed walls and ceiling. Fitted carpet. Radiator. Range of built in fitted wardrobes. Access to loft via hatch. Doorway opens through into en suite.

Master Suite Bathroom One 7'8 x 9'3 (2.34m x 2.82m)

Three piece suite comprising corner quadrant shower cubicle with electric Triton shower and shower head attachment. Low level hidden cistern WC. Wall hung wash hand basin with chrome mixer tap and an underset vanity unit. Terrazzo style tiled splashback. Skimmed walls and ceiling. Mosaic tiled flooring. UPVC double glazed composite opaque window to rear. Wall hung chrome heated towel rail.

Suite Bedroom Two 13'11 x 11'3 (4.24m x 3.43m)
Another good sized double bedroom. UPVC composite double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Radiator. Door opens through to en suite.

Suite Bathroom Two 9'1 x 5' (2.77m x 1.52m)
Three piece suite comprising over sized walk in shower cubicle with integrated chrome rainfall shower head and shower head attachment. Low level hidden cistern WC and wash hand basin set into vanity unit with quartz work top and mosaic splashback. White metro tiled splashback. Skimmed walls and ceiling. Wall hung chrome heated towel rail.

Bedroom Three 17'7 x 14'3 (5.36m x 4.34m)
Another good sized double bedroom. Two UPVC double glazed composite windows to front elevation. Skimmed walls and ceiling. Access to loft via hatch. Fitted carpet. Two radiators.

Bedroom Four 13'5 x 12'10 (4.09m x 3.91m)
Another good sized double bedroom. UPVC double glazed composite windows to side elevation. Skimmed walls and ceiling. Fitted carpet. Radiators.

Bedroom Five 11'4 x 8'11 (3.45m x 2.72m)
A fifth double bedroom. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Radiator. Built in bedroom storage.

Family Bathroom 9'11 x 9'8 (3.02m x 2.95m)
Attractive four piece suite by Heritage comprising oversized walk in shower cubicle with integrated chrome shower and shower head attachment. Roll top claw footed free standing bath with integrated chrome temperature control and shower head fitment. Low level WC and wash hand basin set into an oak work top and underset vanity unit. Half wooden clad walls. Further skimmed walls and ceiling. Metro tiled splashback. Mosaic tiled floor. Traditional towel warmer.

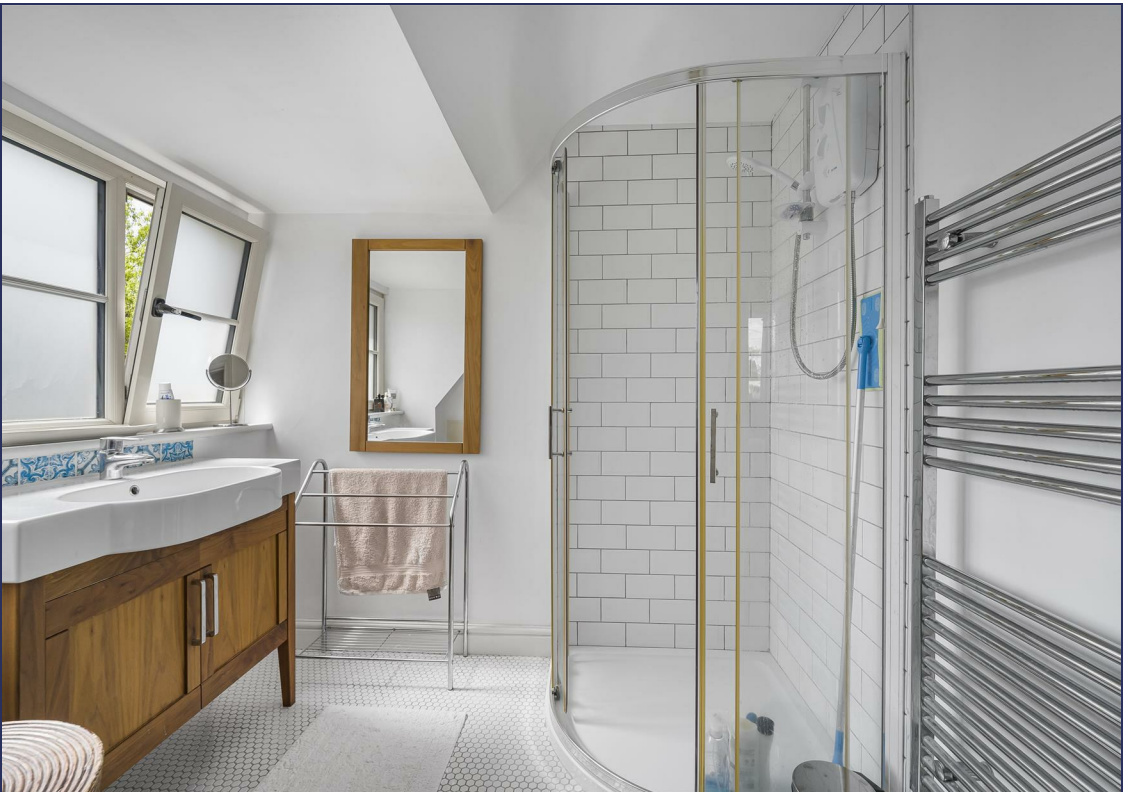
Outside

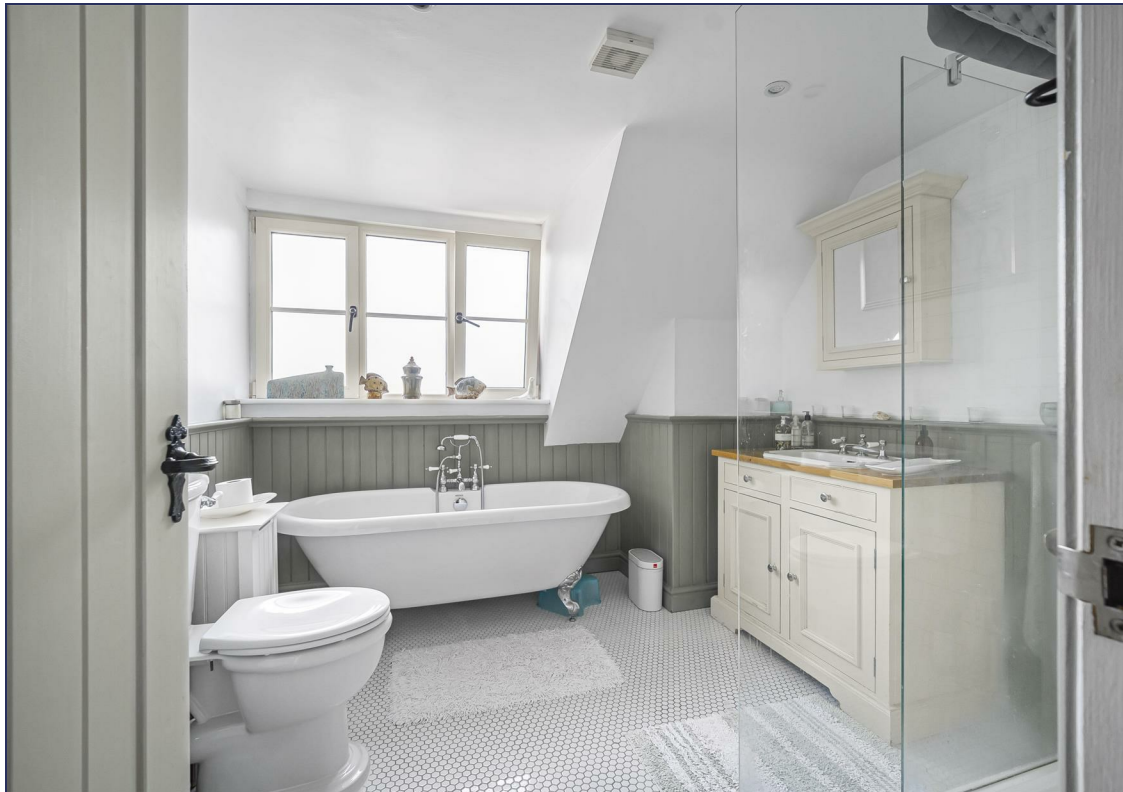
Detached Double Garage 18'1 x 19'1 (5.51m x 5.82m)
Free standing double skimmed pitch roof garage with two sets of double opening timber doors with inset vision glazed panels. Composite pedestrian door to side with inset glazed vision panel. Power and light. Access to loft via hatch with pull down lader. Concrete base. Range of fitted UPVC double glazed composite windows. Currently in use as a studio.

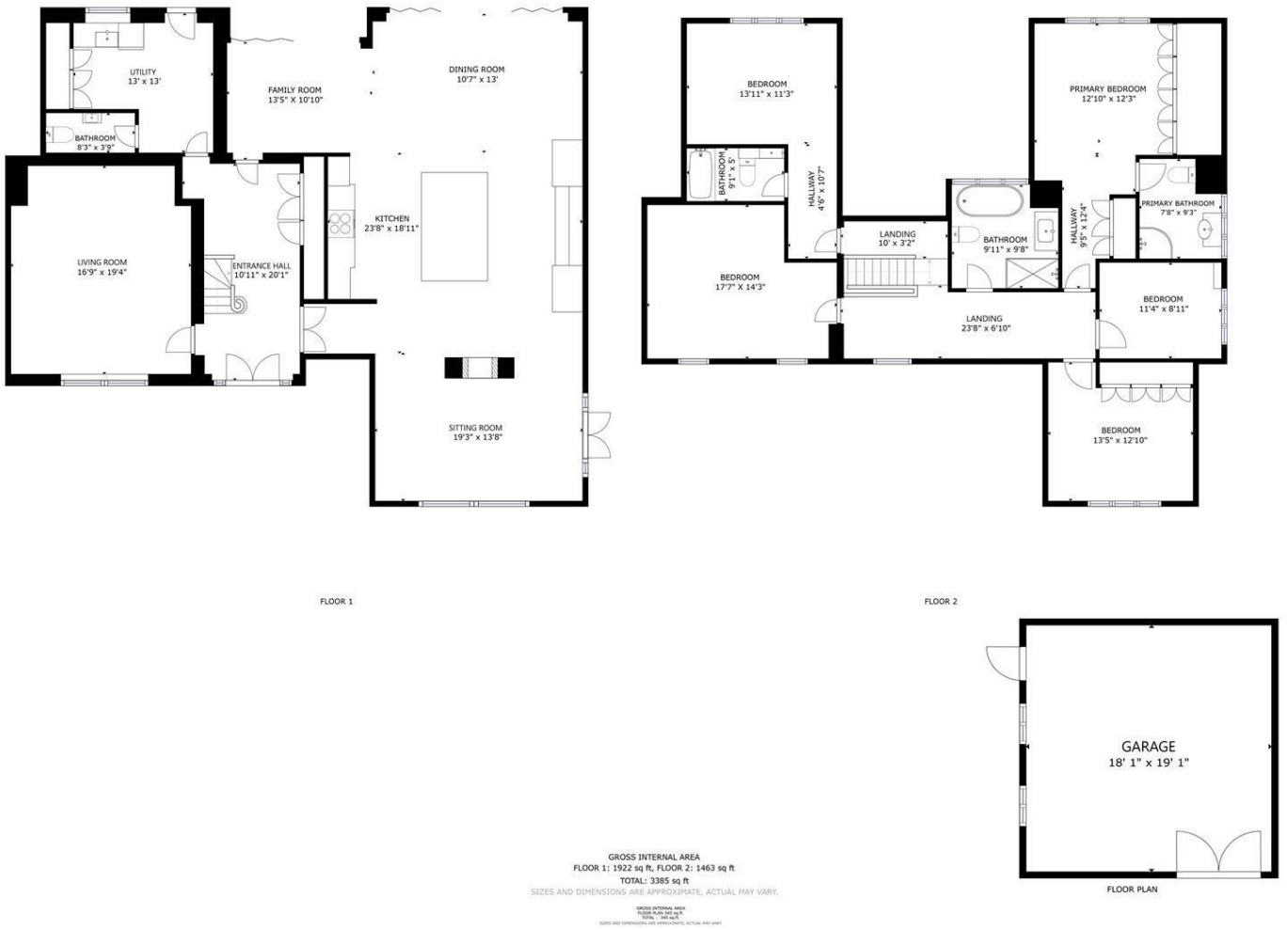
Gardens & Grounds
Pillared entrance leads to a substantial gravelled parking area with raised shrub bed, raised natural stone steps to canopied entrance and access to the detached double garage, picket fence and gate leads to side garden, lawned with a large natural stone sitting area. The rear garden is laid principally to lawn and is enclosed by a natural stone wall and hedge with several fruit trees including a mature quince tree, stone path and sitting area.

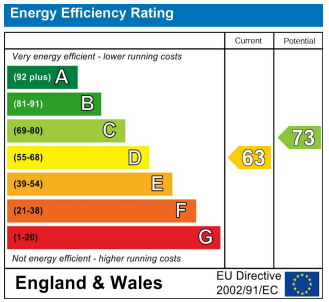
Services
Oil fired central heating. Mains electric, water and drainage. Underfloor heating to snug and dining area.

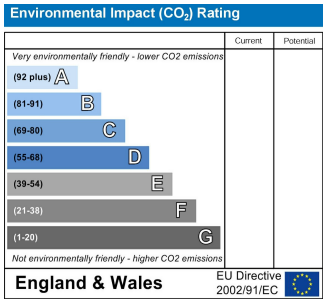
Directions
From our Cowbridge office, travel in a westerly direction up the High Street filtering onto the A48 heading towards Bridgend. Take the first turning left at the staggered Pentre Meyrick crossroads signposted 'Llysworney'. On entering the village, take the third turning right, Quince Cottage is the first property on your left hand side.











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